

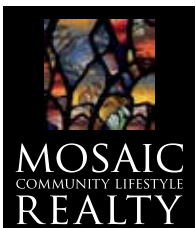
WELL-MAINTAINED HOME IN THE BEAVERDAM VALLEY OF CANTON



2802 BEAVERDAM RD., CANTON, NC 28716

1 BEDS | 1 BATH W/ OFFICE-FLEX SPACE | 821 SF | 0.22 ACRE

Welcome to this charming home located in the picturesque Beaverdam Valley of Canton. This 821-square-foot residence offers the perfect blend of comfort and modern efficiency on a manageable 0.22-acre lot. Step inside to discover a bright, one-level open floor plan featuring a spacious bedroom, a full bathroom, and a versatile flex space ideal for a home office or guest area. The heart of the home features a cozy wood-burning stove and a modern kitchen equipped with stainless steel appliances, including an induction range, and refrigerator. Major updates provide peace of mind, including a new roof installed in 2022, HVAC mini split system added in 2020 (heating/AC), and a new water heater installed in 2023. Washer and dryer convey with the property. The outdoor living spaces are just as inviting, with a private covered side porch and a fenced front yard featuring a covered patio. There is ample off-street parking available. Outdoor enthusiasts will love the close proximity to the Rough Creek Watershed Trail System, while everyone will appreciate being less than 5 miles from Canton and nearby grocery stores. With Asheville and Waynesville both just a 20-minute drive away, this home offers peaceful valley living with easy access to city amenities.



FOR MORE INFO:

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FEATURES

- Charming, well-maintained home located in the scenic Beaverdam Valley of Canton
- One-level living with a bright, open floor plan and approximately 821 square feet of living space
- Spacious rear bedroom featuring carpet, a closet, and ceiling fan
- Versatile front flex room ideal for a home office, guest space, or additional living area
- Cozy wood-burning fireplace adds warmth and character to the living space
- Modern kitchen with stainless steel appliances, including an induction range/oven and refrigerator
- Washer and dryer convey with the property
- Bathroom features a walk-in shower, tile floors, pedestal sink, and shelving that conveys
- Major system updates include a new roof (2022), new water heater (2023), and 2020 mini-split system for efficient heating and cooling
- Private covered side porch perfect for relaxing or entertaining
- Covered front patio overlooks the fenced front yard with wood fencing for added privacy
- Plenty of off-street parking available
Interior and exterior storage spaces provide added functionality
- Conveniently located less than 5 miles from Canton and nearby grocery stores
- Approximately 20 minutes to both Asheville and Waynesville, offering easy access to shopping, dining, and entertainment
- Located near the Rough Creek Watershed Trail System, ideal for hiking and outdoor recreation

DRIVING DIRECTIONS

FROM ASHEVILLE: Take I-40 West for approximately 20 miles and take Exit 31 for Champion Drive toward Canton. Turn right onto Champion Drive, then continue onto Penland Street. In about 0.7 miles, turn left onto NC-215 South/Pisgah Drive. Follow NC-215 South for approximately 3 miles, then turn right onto Beaverdam Road. Continue on Beaverdam Road for about 2.8 miles, and 2802 Beaverdam Road will be on your left.



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FLOOR PLANS



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NEARBY ROUGH CREEK TRAIL SYSTEM

